



9 Dunham Street, Lees, Oldham, OL4 3NF
£900 Per Month

MID TERRACE | TWO BEDROOMS | IN GOOD CONDITION | SUIT A YOUNG COUPLE | VIEWING ADVISED

The house on Dunham Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. There is a forecourt and an attractive rear courtyard.

BOND £900.00

HOLDING FEE ONE WEEKS RENT £207.00

WE ARE MEMBERS OF CLIENT MONEY PROTECT - MEMBERSHIP NUMBER CMP 002564

THIS OFFICE IS PART OF AN INDEPENDENT REDRESS SCHEME WITH THE PROPERTY OMBUDSMAN

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'1" x 13'5" (3.99 x 4.09)



BEDROOM ONE

13'1" x 13'5" (3.99 x 4.09)



BEDROOM TWO

5'10" x 12'5" (1.78 x 3.81)



KITCHEN

10'0" x 10'7" (3.07 x 3.25)



Single drainer, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units.

FIRST FLOOR

BATHROOM & WC



Three piece white suite.

LANDING

EXTERNALLY



Forecourt and an attractive rear courtyard.

SERVICES -

All main services are installed.

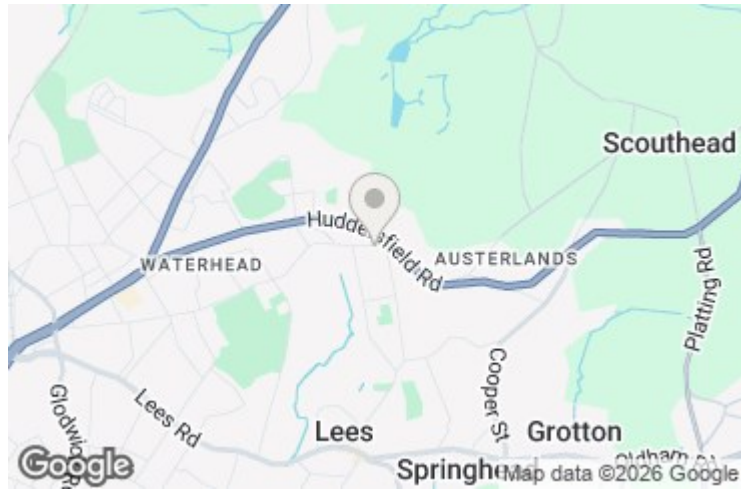
IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

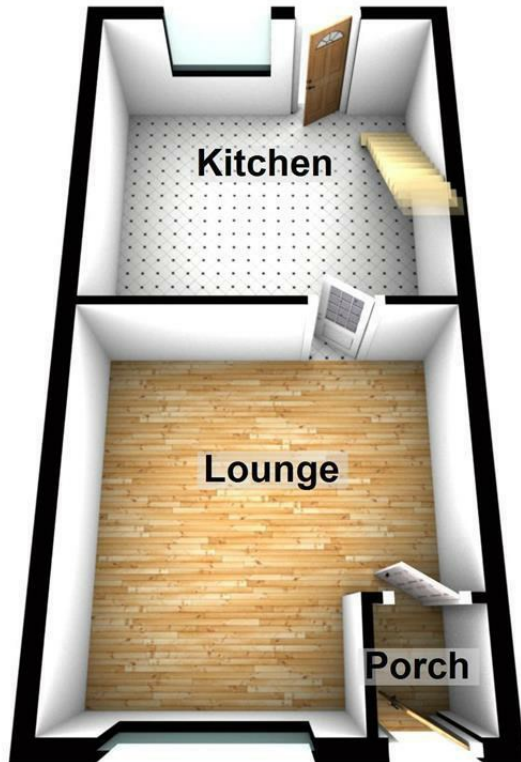
DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given

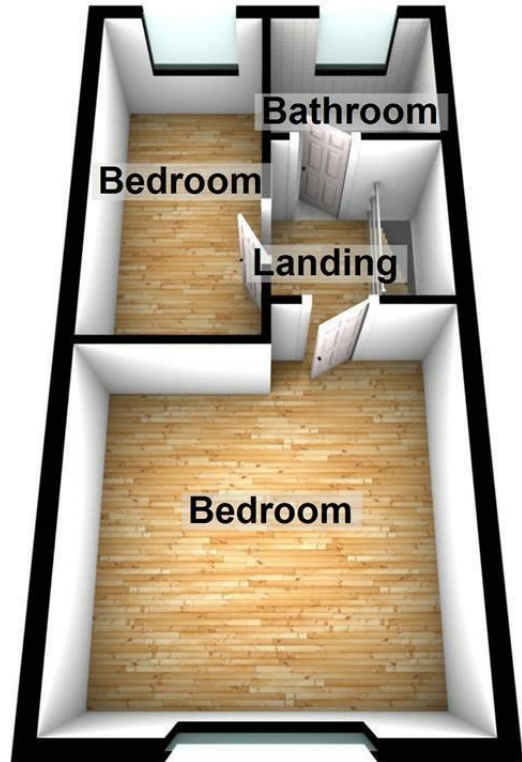
by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |